

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

State of Texas §
 § **Know All By These Presents:**
County of Bexar §

Public Street Dedication

Grantor: McCombs Family, Ltd.

Grantor's Address: 755 E. Mulberry, Suite 600, San Antonio, Texas 78212
(Bexar County)

Grantee: City of San Antonio

Grantee's Address: P.O. Box 839966, San Antonio, Texas 78283-3966
(Bexar County)

Purpose of Easement: Street purposes, allowing Grantee and the public all rights incident to public streets. This instrument burdens the Subject Property to the same extent as if it were a platted street.

Subject Property: The tracts set forth below:

A. A 0.038 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630, and more particularly described on **Exhibit A**.

B. A 0.003 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630, and more particularly described on **Exhibit B**.

C. A 0.110 acre tract, more or less, out of Lot 24, O'Neil Subdivision recorded in Volume 9300, Page 51, Deed and Plat Records of Bexar County, Texas out of New City Blocks 11630 and 11625, and more particularly described on **Exhibit C**.

D. A 0.001 acre tract, more or less, out of the right of way at the intersection of Mockingbord Road and Greatview Drive in New City Block 11630, of the City of San Antonio, Bexar County, Texas, and more particularly described on **Exhibit D**.

A plat of Tracts A through D appears at **Exhibit E**.

All exhibits to this instrument are incorporated into it by reference for all purposes as if fully set forth.

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of Grantee's closure of a segment of Mockingbird Road and the benefits accruing to Grantor, to Grantor's other property, and to the public, an easement in gross in perpetuity over, across, under, and upon the Subject Property for the Purpose of the Easement. Grantee may construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of the Easement anywhere within the Subject Property and may inspect, patrol, and police the Subject Property. Grantee may remove all trees and other vegetation and all other natural or artificial obstructions from the Subject Property, and Grantee may further excavate, fill, level, grade, pave, and otherwise improve the Subject Property as may be conducive to the Purpose of the Easement. Grantor covenants for itself, its heirs, executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Subject Property.

To Have and To Hold the above described easement and rights unto the public until its use is abandoned.

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Grantors bind itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this 10 day of February, 2009.

McCombs Family, Ltd., a Texas
limited partnership, by and through its
sole general partner

McCombs Family GP, L.L.C.,
a Texas limited liability company

By: Gary V. Woods

Printed
Name: Gary V. Woods

Title: President

Date: 10 Feb 09

State of Texas §

County of Bexar §

This instrument was acknowledged before me this date by Gary V. Woods,
of McCombs Family GP, LLC, a Texas limited liability company, in the capacity
therein stated and on behalf of that entity in that entity's capacity as sole general
partner of McCombs Family, Ltd.

Date: 2/10/09

Julie Cantu
Notary Public, State of Texas

My Commission expires: 7-26-2011



Accepted under Ordinance: _____

Exhibit A



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 0.038 ACRE DEDICATION TO RIGHT-OF-WAY

A 0.038 acre, or 1,651 square feet more or less, tract of land out of Lot 92 of the Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.038 of an acre being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas, on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, on the southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, from which a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" bears S $48^{\circ}32'57''$ E, a distance of 30.06 feet, and from there a found $\frac{1}{2}$ " iron rod bears S $48^{\circ}10'45''$ E, a distance of 231.97 feet, both angles of said Lot 85 along the northeast right-of-way line of said Greatview Drive;

THENCE: S $41^{\circ}14'39''$ W, along and with the line of said Lot 92, at a distance of 2.99 feet passing the east corner of a 0.003 acre tract surveyed concurrently, and continuing a distance of 10.61 feet to an angle of said Lot 92;

THENCE: N $48^{\circ}37'02''$ W, along and with the line of said Lot 92, at a distance of 22.18 feet passing the west corner of said 0.003 acre tract, the east corner of a 0.001 acre tract surveyed concurrently, and continuing 9.57 feet to an angle of said Lot 92;

THENCE: S $41^{\circ}22'41''$ W, along and with the line of said Lot 92, a distance of 7.97 feet to the west corner of said 0.001 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE: S $41^{\circ}22'41''$ W, along and with the line of said Lot 92, and the northwest right-of-way line of Mockingbird Road, a distance of 106.91 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at a point on curve of a non tangent curve, the north corner of a 0.301 acre tract surveyed concurrently;

0.038 Acres
McCombs Toyota
Job 7268-00

THENCE: Departing the line of said Mockingbird Road, and over and across said Lot 92, along the arc of a curve to the right, said curve having a radial bearing of N 85°55'07" E, a radius of 75.00 feet, a central angle of 90°55'09", a chord bearing and distance of N 41°22'41" E, 106.91 feet, for an arc distance of 119.01 feet to the POINT OF BEGINNING and containing 0.038 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: January 19, 2009
JOB No.: 7268-00
FILE: N:\CIVIL\7268-00\Word\7268-00-FN-0.038Dedication.doc

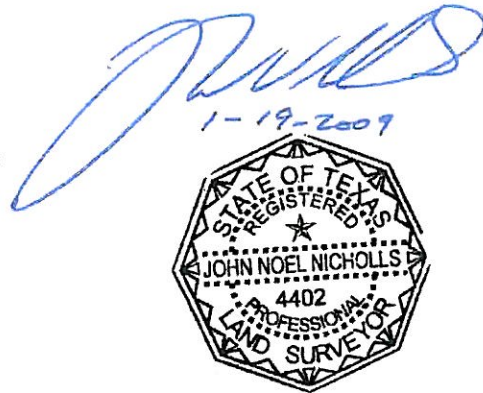


Exhibit B



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 0.003 ACRE DEDICATION TO RIGHT-OF-WAY

A 0.003 acre, or 134 square feet more or less, tract of land out of Lot 92 of the Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.003 of an acre being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas, on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, on the southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, from which a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" bears S $48^{\circ}32'57''$ E, a distance of 30.06 feet, and from there a found $\frac{1}{2}$ " iron rod bears S $48^{\circ}10'45''$ E, a distance of 231.97 feet, both angles of said Lot 85 along the northeast right-of-way line of said Greatview Drive;

THENCE: S $41^{\circ}14'39''$ W, along and with the line of said Lot 92, a distance of 2.99 feet to the POINT OF BEGINNING;

THENCE: S $41^{\circ}14'39''$ W, a distance of 10.61 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", an angle of said Lot 92;

THENCE: N $48^{\circ}37'02''$ W, along and with the line of said Lot 92, a distance of 22.18 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", a point on curve of a non-tangent curve;

THENCE: Departing said line, and over and across said Lot 92, along the arc of a curve to the right, said curve having a radial bearing of S $06^{\circ}21'28''$ W, a radius of 75.00 feet, a central angle of $18^{\circ}51'13''$, a chord bearing and distance of S $74^{\circ}12'56''$ E, a distance of 24.57 feet, for an arc distance of 24.68 feet the POINT OF BEGINNING and containing 0.003 acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.

DATE: January 19, 2009

JOB No.:

FILE: N:\CIVIL\7268-00\Word\7268-00-FN-0.003Dedication.doc

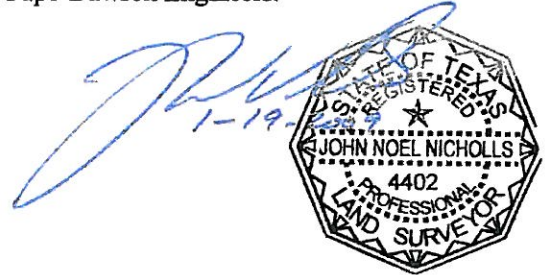


Exhibit C



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
A 0.110 ACRE DEDICATION TO RIGHT-OF-WAY

A 0.110 acre, or 4,806 square feet more or less, tract of land out of Lot 24 of the O'Neill Subdivision recorded in Volume 9300, Page 51 of the Deed and Plat Records of Bexar County, Texas, that same Lot 24 conveyed to McCombs Family LLC by instrument recorded in Volume 7635, Pages 38-41 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 11625 of the City of San Antonio, Bexar County, Texas. Said 0.110 acres being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

BEGINNING: at a set ½" iron rod with cap marked "Pape-Dawson" at the west corner of the herein described tract, the east corner of a 0.301 acre tract surveyed concurrently, said point being on the southeast right-of-way line of Mockingbird Road, the southeast line of that dedication to right-of-way in the aforementioned O'Neill Subdivision, from which a found ½ " iron pipe at a point of curvature to the east right-of-way line of Interstate Highway 10, a point of curvature of said Lot 24, bears S 40°28'51" W, a distance of 188.59 feet;

THENCE: N 40°28'51"E, along and with the northwest line of said Lot 24, a distance of 53.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along the arc of a curve to the right, said curve having a radius of 35.00 feet, a central angle of 91°20'23", a chord bearing and distance of N 86°09'03" E, a distance of 50.07 feet, for an arc distance of 55.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency on the southwest right-of-way line of Greatview Drive;

THENCE: S 48°10'45"E, along and with the northeast line of said Lot 24, a distance of 69.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of cusp;

THENCE: Departing said right-of-way and over and across said Lot 24, reversing, along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 77°28'24", a chord bearing and distance of N 86°54'57" W, 50.06 feet, for an arc distance of 54.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of reverse curvature;

0.110 Acres
Dedication
McCombs Toyota
Job No.: 7268-00

THENCE: Along the arc of a curve to the right, continuing over and across said Lot 24, said curve having a radius of 75.00 feet, a central angle of $70^{\circ}28'06''$, a chord bearing and distance of S $89^{\circ}34'54''$ W, 86.54 feet, for an arc distance of 92.24 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING and containing 0.110 Acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: January 19, 2009
JOB No.: 7268-00
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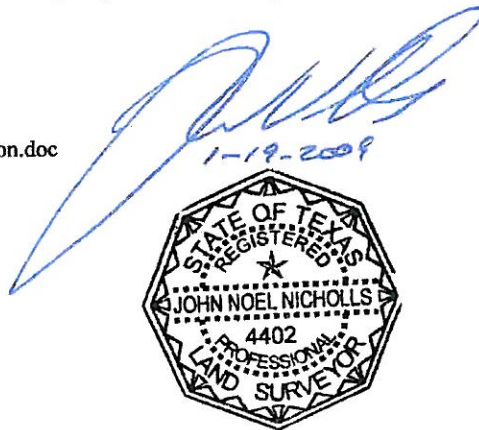


Exhibit D



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 0.001 ACRE QUITCLAIM TRACT – MOCKINGBIRD ROAD AT GREATVIEW DRIVE

A 0.001 acre, or 36 square feet more or less, tract of land out of the right-of-way at the intersection of Mockingbird Road at Greatview Drive in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.001 acres being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a point on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, a point on a southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas

THENCE: S 41°14'39" W, along and with the southeast line of said Lot 92 a distance of 2.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the east corner of a 0.003 of an acre tract surveyed concurrently;

THENCE: S 41°14'39" W, along and with the southeast line of said Lot 92, the southeast line of said 0.003 of an acre tract a distance of 10.61 feet to a point for a south corner of said Lot 92, a south corner of said 0.003 of an acre tract;

THENCE: N 48°37'02" W, along and with the southwest line of said Lot 92, the southwest line of said 0.003 of an acre tract a distance of 22.18 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described tract, the northwest corner of the said 0.003 of an acre tract;

THENCE: Departing the southwest line of said Lot 92, the southwest line of said 0.003 of an acre tract, along the arc of a curve to the left, said curve having a radial bearing of S 06°21'28" W, a radius of 75.00 feet, a central angle of 9°31'12", a chord bearing and distance of N 88°24'08" W, 12.45 feet, for an arc distance of 12.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the west corner of the herein described tract, a point on the northwest right-of-way line of Mockingbird Road, a variable width right-of-way, a point on the southeast line of said Lot 92, the east corner of a 0.038 acre tract surveyed concurrently;

THENCE: N 41°22'41"E, along and with the northwest right-of-way line of said Mockingbird Road, the southeast line of said Lot 92, a distance of 7.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a reentrant corner of said Lot 92, the north corner of the herein described tract;

0.001 Acres
McCombs Toyota
Job 7268-00

THENCE: S 48°37'02"E, along and with a southwest line of said Lot 92, a distance of 9.57 feet to the POINT OF BEGINNING and containing 0.001 ACRES in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: January 19, 2009
JOB No.: 7268-00
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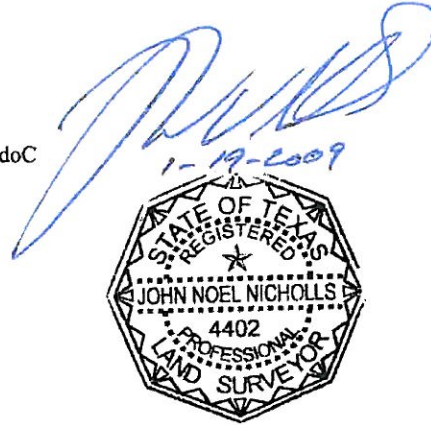
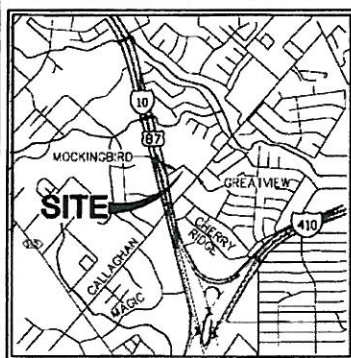


Exhibit E



LOCATION MAP
N.T.S.

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



(IN FEET)
1 inch = 60 ft.

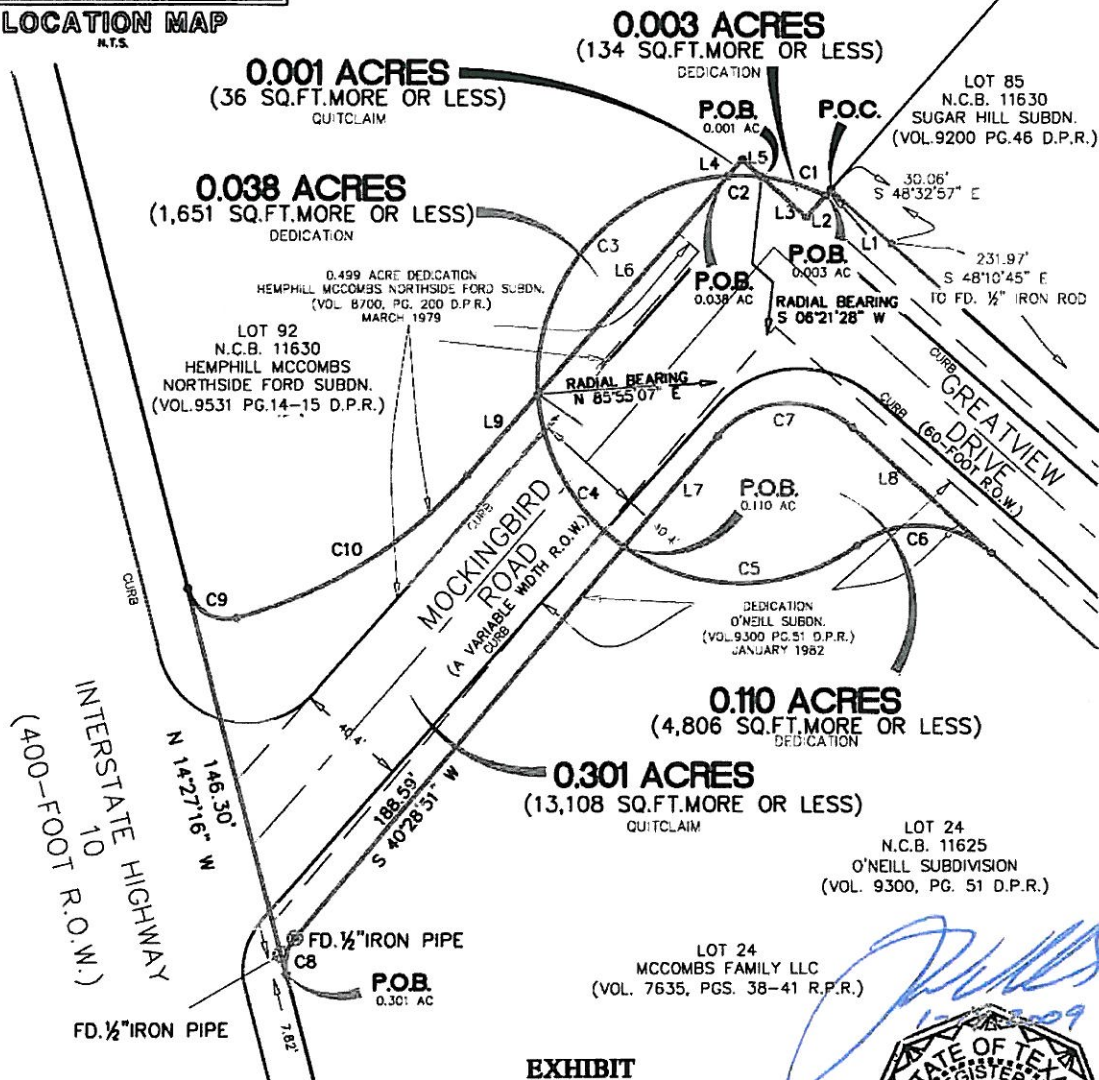


EXHIBIT FOR

A 0.301 ACRE AND A 0.001 ACRE QUITCLAIM TRACT, A 0.003 ACRE, A 0.038 ACRE AND A 0.110 ACRE DEDICATION TO RIGHT OF WAY, AT MOCKINGBIRD ROAD AND GREATVIEW DRIVE OUT OF NEW CITY BLOCKS 11630 AND 11625 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

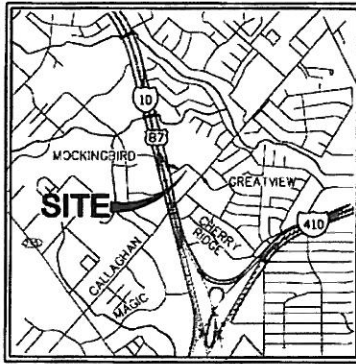
555 EAST RAULSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 1 OF 2

JOB No.: 7268-00

Date: Jan 19, 2009, 3:17pm User ID: BWalker
File: N:\CIVIL\7268-00\BS-7268-00-B.dwg





LOCATION MAP
N.T.S.

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



(IN FEET)
1 inch = 60 ft.



| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 41°14'39" W | 2.99' |
| L2 | S 41°14'39" W | 10.61' |
| L3 | N 48°37'02" W | 22.18' |
| L4 | N 41°22'41" E | 7.97' |
| L4A | S 41°22'41" W | 7.97' |
| L5 | S 48°37'02" E | 9.57' |
| L5A | N 48°37'02" W | 9.57' |
| L6 | S 41°22'41" W | 106.91' |
| L7 | N 40°28'51" E | 53.69' |
| L8 | S 48°10'45" E | 69.38' |
| L9 | N 41°22'41" E | 39.93' |

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 75.00' | 18°51'13" | S74°12'56"E | 24.57' | 24.68' |
| C2 | 75.00' | 9°31'12" | N88°24'08"W | 12.45' | 12.46' |
| C3 | 75.00' | 90°55'09" | N41°22'41"E | 106.91' | 119.01' |
| C4 | 75.00' | 51°06'10" | S29°37'58"E | 64.70' | 66.89' |
| C5 | 75.00' | 70°28'06" | S89°34'54"W | 86.54' | 92.24' |
| C6 | 40.00' | 77°28'24" | N86°54'57"W | 50.06' | 54.09' |
| C7 | 35.00' | 91°20'23" | N86°09'03"E | 50.07' | 55.80' |
| C8 | 15.00' | 54°56'07" | S13°00'48"W | 13.84' | 14.38' |
| C9 | 15.00' | 89°53'32" | S59°24'02"E | 21.19' | 23.53' |
| C10 | 170.00' | 34°16'30" | N58°30'57"E | 100.19' | 101.70' |

**EXHIBIT
FOR**

A 0.301 ACRE AND A 0.001 ACRE QUITCLAIM TRACT, A 0.003 ACRE, A 0.038 ACRE AND A 0.110 ACRE DEDICATION TO RIGHT OF WAY, AT MOCKINGBIRD ROAD AND GREATVIEW DRIVE OUT OF NEW CITY BLOCKS 11630 AND 11625 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



355 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

SHEET 2 OF 2

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JOB No.: 7268-00